

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

March 21, 2005

PRESENT: Tom Cowan, Chairman
Terry Janicz
Rick Meahl
Andy Kelkenberg
John Olaf
John Potera
Don Hoeffler
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:30PM

Change in Use – Gift Shop

Mary Achkar – 13337 Main Road

Mary and Roger Achkar and Carol Bain attended. Mary would like to convert her mother's garage into a gift shop. The Building Inspector determined that the building meets building/fire code, except that a building permit will be needed to create a handicapped accessible ramp. The survey/site plan was reviewed. The Board would like the applicant to enlarge the section of the survey showing the garage and add the following:

- Dimensions to scale
- Parking including one designated handicapped spot
- Signage including enter and exit for one-way driveway
- Landscaping outline
- Driveway width and re-stoning

The applicant plans to widen the west driveway (entrance). The Board advised them to make sure signage is not in the State right-of-way. Change in use site plans do not require Town Board approval.

Don motioned to approve this change in use pending receipt of the revised site plan enlargement, seconded by Andy:

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye
Terry Janicz	- Aye
John Potera	- Aye
Don Hoeffler	- Aye

Minutes Review

Tom motioned to approve the minutes of March 7, 2005, seconded by Terry:

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye
Terry Janicz	- Aye
John Potera	- Aye
Don Hoeffler	- Aye

Special Use Permits in RA Zone for Home Based Businesses

- was discussed, and changes were made to the draft proposal
- Planning Board feels that there are significantly more businesses than the eleven already identified. How should those entities be treated? Amnesty to all existing? Give a date to respond by? What about the ones we are not aware of?
- Section 72-6 Signs Permitted in All Districts states “one on-premise sign, either free standing or attached, in connection with any business conducted on the same premises as a residential building in any zoning district, shall not exceed eight square feet and set back at least 10 feet from the highway right-of-way. Illumination shall not produce direct glare beyond the limits of the property line”.

Flaglots

- Allow to purposely create?
- Existing parcels only?
- Allow to create in area to preserve a feature at road (such as woods) and develop behind it?
- Marilla has moratorium on flaglots due to inadequate ordinance.
- Clarence's code states their purpose and intent is "to maintain the rural character of the Town and to provide relief to landowners that wish to subdivide land which lacks adequate public road frontage for standard lot development or for more efficient utilization of rear yard space".
- NYS Planning Federation will be consulted for information
- Would the following requirements prevent shoddy development?
 - 2,500 SF home on 5-acre lot
 - hard-paved road (\$100/foot)
 - drainage away from the road
 - utilities underground only

The Planning Board would like to have a joint meeting with the Town Board to discuss this topic.

Agenda deadline: Thursday, March 24, 2005 (closed Good Friday)

Agenda meeting: Thursday, March 31, 2005

Next PB meeting: Monday, April 4, 2005 (Route 5 Rezoning meeting begins at 6PM)

Tom made a motion to adjourn the meeting at 9:55PM, seconded by John Potera and all approved.

Respectfully submitted,

Christine Falkowski
Recording Secretary